

CERTIFICATE OF PUBLIC ACTION

From THE NEWS-POST Frederick, Md.

ASSIGNEE'S PUBLIC SALE OF REAL ESTATE

Under and by virtue of the Power of Sale contained in a certain mortgage dated June 30, 1978 and recorded in Liber 1054, folio 594, one of the Land Records of Frederick County, Maryland, from Charles F. Cartee, Sr. and Esther E. Cartee, his wife, as mortgagors; said mortgage having been duly assigned to the undersigned for the purpose of foreclosure, default having occurred therein and continuing thereunder, the undersigned, as Assignee of said mortgage, will offer for sale at public auction at the new Court House Door in Frederick City, Frederick County, Maryland on

WEDNESDAY, NOVEMBER 10, 1982

11:00 A.M. E.S.T.

All that farm and premises containing 136 acres, more or less, located along Harmony Road near Ellerton in Jackson Election District, Frederick County, Maryland, improved with a large frame dwelling with bath, no central heat; frame 3-room tenant house with electricity, bank barn, wagon shed and other out buildings. A certain house trailer is RESERVED and EXCEPTED from this sale.

Being all and the same real estate conveyed in a deed from Grayson F. Cartee and wife unto Charles F. Cartee, Sr. and Esther E. Cartee, his wife, by deed dated June 30, 1978 and recorded in Liber 1054, folio 592, one of the Land Records of Frederick County, Maryland.

TOGETHER with all the rights, ways, roads, waters, privileges and appurtenances thereunto belonging or in anywise appertaining.

TERMS OF SALE: A deposit of \$10,000.00 will be required at time and place of sale, which deposit will be in the form of cash, certified or bank cashier's check or in such form as the assignee may, in his sole discretion, determine. The balance of purchase price to be paid within 10 days of ratification of the sale by the Circuit Court for Frederick County, Md. Interest to be paid on the unpaid balance of purchase price from date of sale to date of settlement at the rate of 7% per annum. Taxes and all other public charges will be adjusted to date of sale, all other costs of conveyancing to be paid by the purchaser(s). Assignee reserves the right to withdraw the herein described real estate from sale at any time. Compliance with the terms of sale shall be made within the time aforesaid or deposit shall be forfeited and the property resold at the risk and costs of the defaulting purchaser(s).

MURRAY H. FOUT, ASSIGNEE

Murray H. Fout
Attorney at Law
20 North Court Street
Frederick, Maryland 21701
Phone: 663-4222
George Wm. Smith, Auctioneer
Phone: 845-8815

Frederick, Md. November 18, 1982

This is to certify, That the annexed Assignee's Sale
..... was published in the News & Post
..... newspaper published in Frederick County, once a week for
..... 3 successive weeks prior to the 10th
day of November, 1982

THE NEWS-POST

Per

*Filed
Nov 18, 1982*

K. S. McKenzie